



**City Council  
Pre-Agenda/Regular Meeting Minutes  
Tuesday  
June 11, 2019 @ 6:00 pm  
Trinity City Hall Annex**

**Members Present:** Mayor Pro-Tem Don Payne; **Council members:** Jack Carico, Tommy Johnson and Steve Lawing, and after being sworn, Council member Bob Hicks.

**Others Present:** City Manager, Debbie Hinson; City Attorney, Bob Wilhoit; Planning Director, Marc Allred; City Clerk, Annette de Ruyter; Finance Assistant, Lisa Beam; Public Works Director, Jonathan Cranford; Deputy, Kyle Cox and other interested parties.

▪ **Call to Order; Welcome Guests and Visitors**

Mayor Pro-Tem Payne called the Meeting to order at 6:00 pm and welcomed everyone.

**Organizational Business**

• **Administration of Oath of Office to Appointed Council Member Bob Hicks**

City Clerk, Annette de Ruyter administered the Oath of Office to Bob Hicks and welcomed him to City of Trinity Council.

▪ **Pledge of Allegiance and Invocation**

Mayor Pro-Tem Payne led the Pledge of Allegiance and Invocation.

▪ **Review, amend if needed, and approve Proposed Regular Meeting Agenda**

Mayor Pro-Tem Payne called for changes or amendments to the agenda.

Hearing none, *a motion was made by Council member Lawing to approve the Agenda as presented. The motion was seconded by Council member Johnson and approved with a vote of 5 ayes and 0 nays.*

▪ **Proclamation of Congratulations for Alexandria Marie Petty**

Mayor Pro-Tem Payne asked Ms. Alexandria Marie Petty to come forward and receive her Proclamation of Congratulations. He expressed on behalf of the City Council and the City of Trinity the admiration and pride of her educational achievements.

**Standing Report**

**A. Street Updates**

Mayor Pro-Tem Payne opened this Item and called on Jonathan Cranford for updates on the Streets.

Jonathan Cranford, Public Works Director discussed the updates:

- **Dawn Acres Drive** will be paved within the next 2 weeks.
- **Younts Drive:** grading is underway, and Davidson Water is installing new water lines. This project should be completed within the next 2 weeks.

**Regular Meeting Begins Here:**

**I. Public Comment Period**

Mayor Pro-Tem Payne opened the Public Comment and called on those who had signed in and wished to speak during Public Comment to please come forth.

With no one speaking, Mayor Pro-Tem Payne continued to the next item listed on the agenda.

**II. Consideration of Consent Agenda:** These items are considered routine, non-controversial and are considered and approved by motion, second, and vote.

**1. Approval of the Minutes for the May 14, 2019 City Council Meeting.**

Mayor Pro-Tem Payne opened this Item and called for discussion, changes, and or motion.

*A motion was made by Council member Lawing to approve the minutes as presented. The motion was seconded by Council member Carico and approved with a vote of 5 ayes and 0 nays.*

**2. Budget Amendments 1 and 2**

Mayor Pro-Tem Payne opened this Item and called on Manager Hinson

Manager Hinson discussed the Budget Amendments as presented to Council..

After presentation *a motion was made by Council member Johnson to approve the Budget Amendments as presented. The motion was seconded by Council member Lawing and approved with a vote of 5 ayes and 0 nays.*

### **III. New Business**

#### **3. Resolution to Adopt a State Reserve Grant for \$50,000.00**

Mayor Pro-Tem Payne opened this Item and called on Manager Hinson for presentation.

Manager Hinson explained the Resolution Authorizing City of Trinity to engage in Merger/Regionalization Feasibility Grant. This North Carolina General Statutes Chapter 159G has created Merger/Regionalization feasibility grants to assist eligible units of government with meeting their infrastructure needs. The North Carolina Department of Environmental Quality has offered a State Reserve Grant in the amount of \$50,000 to perform a merger/regionalization feasibility study.

Approval of this Resolution will authorize the City Manager to furnish information and sign documents required by the Division of Water Infrastructure.

*A motion was made by Council member Johnson to approve the Resolution to Adopt a State Reserve Grant for \$50,000. The motion was seconded by Council member Carico and approved with 5 ayes and 0 nays.*

### **IV. Public Hearing**

#### **4. Review and Adopt Proposed Annual 2019-2020 Budget**

Mayor Pro-Tem Payne opened this Item and called on Manager Hinson for presentation.

Manager Hinson presented the Budget message in accordance with the NCGS 159-11 and respectfully submitted for review and consideration the proposed budget for the City of Trinity for Fiscal Year 2019-2020.

Mayor Pro-Tem Payne opened the Public Hearing at 6:28 p.m.

Hearing no one speaking for or against, Mayor Pro-Tem Payne closed the Public Hearing at 6:28 p.m.

*A motion was made by Council member Lawing to approve the Proposed 2019-2020 Budget as presented. The motion was seconded by Council member Johnson and approved with a vote of 5 ayes and 0 nays.*

#### **5. Rezoning of PIN #6797800745 from R-40 to R-20**

Mayor Pro-Tem Payne opened this Item and called on Planning Director, Marc Allred for presentation.

Stormwater/ Planning and Zoning Director Allred discussed the owner's request. The owner has requested to divide the lot PIN # 6797800745 currently zoned R-40 into two (2) R-20 lots. This area has been zoned R-40 since it was incorporated by the City of Trinity.

The Land Use: Mixed

Surrounding Land Use is:

- North- Single –Family Residential
- South- Agriculture
- East- Church
- West- Single-Family Residential

The Land Use for this parcel is in the Mixed District and R-20 is allowed in the district.

- The lot size is 1.29 acre.
- Water and Sewer are available
- There are no improvements planned for this portion of Welborn Street.

Mayor Pro-Tem opened the Public Hearing at 6:28 pm.

Speaking For: **Klas Anderson, 5172 Jordan Valley Road-** Mr. Anderson was representing Ace Avant and attended the meeting to answer any questions regarding this request.

With no one speaking against, Mayor Pro-Tem Payne closed the Public Hearing at 6:34 pm.

*A motion was made by Council member Lawing to approve the rezoning as presented. This rezoning is compliant with the Land Use Plan and the size of the property would fit in with the neighborhood. The motion was seconded by Council member Carico and approved with a vote of 5 ayes and 0 nays.*

## **6. Condemnation of Homes for Addresses 5528 & 5530 Siler St**

Mayor Pro-Tem Payne opened this Item and called on Planning Director, Marc Allred for presentation.

Stormwater/ Planning and Zoning Director Allred discussed a complaint received regarding the two homes that included the devaluation of adjoining property values as well as not fitting in with the community. Randolph County Inspections Department does not have any building value on this property.

Planning and Zoning Director Allred explained to Council that the owner has asked for more time to explore her options. It was his opinion a time frame of 3-6 months would be sufficient.

Mayor Pro-Tem Payne felt 90 days would be sufficient for a plan to be presented to Council. Council member Carico asked if a lien could be placed on the property for the cost of the condemnation. City Attorney Wilhoit confirmed the City could place a lien on the property.

Mayor Pro-Tem opened the Public Hearing at 6:47 pm.

With no one speaking for or against, Mayor Pro-Tem closed the Public Hearing at 6:47 pm.

Planning Director Allred shared with Council the Planning and Zoning recommendation for condemnation of the homes.

***A motion was made by Council member Johnson to allow the Planning and Zoning Director to proceed with negotiations with the homeowner. The motion was seconded by Council member Carico and approved with a vote of 5 ayes and 0 nays.***

## **7. Text Amendment to Remove Front Setbacks from Townhomes**

Mayor Pro-Tem Payne opened this Item and called on Planning Director, Marc Allred for presentation.

Mr. Allred shared with Council how front setbacks affect townhome development t. Townhome developments are normally built closer to the road than the front setbacks allow. Due to the current front setbacks, townhome developers request to have private roads, so they do not have to meet the front setbacks.

The City of Trinity does not inspect private roads. Homeowners Association do not keep money needed for upkeep of the road so therefore they will contact the City for help eventually.

The best option for the City of Trinity for infrastructure of public sewer lines in townhome developments, is to have public sewer underneath public streets. Without this change developers will continue to request public sewer underneath private streets.

Mayor Pro-Tem Payne opened the Public Hearing at 6:55 pm.

With no one speaking for or against the Text Amendments the Public Hearing was closed at 6:55 pm.

***A motion was made by Council member Carico to have 15' front setbacks for townhomes. This amendment is compatible with our Land Use Plan and would make townhome development more in sync with other developments in Trinity. The motion was seconded by Council member Johnson and approved with a vote of 5 ayes and 0 nays.***

## **V. Code Enforcement Report and Permits Report**

Mayor Pro-Tem Payne opened this Item and called on Planning Director Marc Allred for presentation.

Mr. Allred reported there were 18 cases open and 19 cases closed. This is the season for grass growing so complaints will increase.

Mr. Allred discussed the amount of rain and how it has affected contractors with current developments in progress and issuance of future permits.

## **VI. Business from City Manager and Staff**

City Clerk, Annette deRuyter informed those present the following:

- Infrastructure Meeting scheduled for June 18, 2019 has been cancelled.
- Planning and Zoning Meeting scheduled for June 25, 2019 has been cancelled.

During this time *a motion was made by Council member Johnson to cancel the City Council Meeting for July 9, 2019. The motion was seconded by Council member Payne and approved with a vote of 5 ayes and 0 nays.*

## **VII. Business from Mayor and Council**

Council member Johnson discussed with Council their feelings of possibly forming a scholarship for Wheatmore High School and Trinity High School in honor of our late Mayor Jesse Hill.

Mayor Pro-Tem asked Manager Hinson to explore and research options for various ways of honoring Mayor Hill.

## **VIII. Adjournment**

*A motion was made by Council member Payne to adjourn the June 11, 2019 meeting at 7:05 pm. The motion was seconded by Council member Carico and approved with a vote of 5 ayes and 0 nays.*